

**BASIS OF BEARING AND ELEVATION**

U.S.G.S STATION PONDER-2  
 N.A.V.D. 1983(1998 ADJUSTMENT)  
 LATITUDE = 45° 42' 39.37105"(N)  
 LONGITUDE = 121° 32' 59.76083(W)  
 ORTHOMETRIC HEIGHT OF 102.638 METERS (336.74'). N.A.V.D 1988  
 USING THE 1999 GEOID FOR THE U.S.

THE BASIS OF BEARING OF THIS SURVEY IS  
 COUNTY SURVEY NO. 2000-090.

**NORTHVIEW CONDOMINIUMS**

LOTS 20, 21 AND THE NORTH 12 FEET OF LOTS 4 AND 5, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED, IN THE CITY OF HOOD RIVER, OF HOOD RIVER COUNTY, IN THE STATE OF OREGON.  
 EXCEPTING THEREFROM THE EAST 20 FEET OF LOT 21, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED.  
 ALSO EXCEPTING THEREFROM THE EAST 10 FEET OF THE NORTH 12 FEET OF SAID LOT 4, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED.  
 LOCATED IN THE NE 1/4 OF THE SE 1/4, SECTION 26, T.3N., R.10E., W.M.  
 COUNTY OF HOOD RIVER, STATE OF OREGON  
 3N 10E 26DA, TAX LOT 2302

**HOOD RIVER COUNTY SURVEYOR'S OFFICE**

SURVEY NO. CS 2011 028  
 FILED B-8-11  
 BY [Signature]

**RECORDING INFORMATION**

PLAT NUMBER 201102209  
 INSTRUMENT RECEIVED ON THE 28 DAY  
 OF July, 2011 AT 9:11 A.M.  
[Signature]  
 HOOD RIVER COUNTY CLERK

**LEGEND**

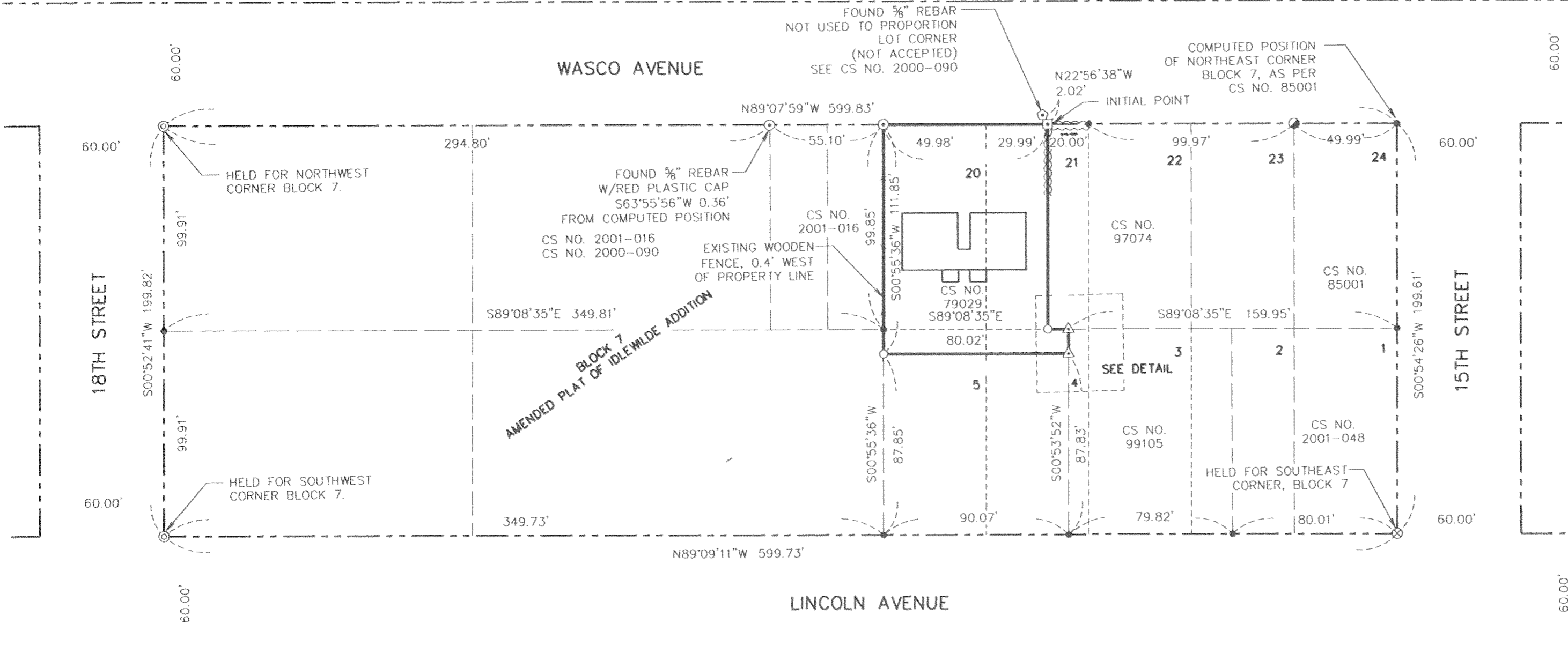
- SET 5/8" X 30" REBAR W/YELLOW PLASTIC CAP STAMPED (KLEIN & ASSOCIATES OR 59002)
- SET 5/8" REBAR W/2" ALUMINUM CAP STAMPED (KLEIN & ASSOC. WA LS 42690, OR LS 59002)
- △ SET BRASS SCREW AND WASHER IN KEYSTONE RETAINING WALL, STAMPED (OR LS 59002)
- ⊙ FOUND 5/8" REBAR W/RED PLASTIC CAP (TERRA SURVEYING, CS NO. 2002-047)
- FOUND 1/2" REBAR W/YELLOW PLASTIC CAP (DLC SURVEYING, CS NO. 85001)
- ⊗ FOUND 5/8" REBAR W/RED PLASTIC CAP (TRANTOW SURVEYING, CS NO. 99105)
- ⊙ FOUND 1" IRON PIPE
- ⊕ FOUND 5/8" REBAR
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS COUNTY SURVEY
- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- S.F. SQUARE FEET
- P PARKING SPACE (PER DESIGNATED UNIT)

Certified to be a true and correct copy of the ORIGINAL DOCUMENT, RECORDED IN INSTRUMENT NO. 2011-02209. DEED RECORDS OF HOOD RIVER COUNTY.  
 By [Signature] Deputy

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°08'35"E	10.00
L2	S00°53'52"W	12.00

**OWNER**

GERRY BRIFFETT



**SURVEYORS CERTIFICATE**

I, JAMES M. KLEIN, REGISTER LAND SURVEYOR NO. 59002 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND 100. AND FURTHER CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDING AND THAT CONSTRUCTION OF UNITS AND BUILDINGS AS DEPICTED ON THIS PLAT HAS BEEN COMPLETED. THE LANDS REPRESENTED ON THE PLAT OF "NORTHVIEW CONDOMINIUMS" DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 890646, BEING DESCRIBED AS LOTS 20, 21 AND THE NORTH 12 FEET OF LOTS 4 AND 5, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.

EXCEPTING THEREFROM THE EAST 20 FEET OF LOT 21, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET OF THE NORTH 12 FEET OF SAID LOT 4, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED.

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON, AND THAT FOR THE INITIAL POINT OF THIS SURVEY I SET A 5/8" BY 30" ALUMINUM CAP STAMPED KLEIN & ASSOC. WA LS 42690, OR LS 59002, FLUSH WITH THE SURFACE, SAID INITIAL POINT BEARS NORTH 89°07'59" WEST, 169.96 FEET FROM THE COMPUTED POSITION OF THE NORTHEAST CORNER OF SAID BLOCK 7.

BEGINNING AT AFORESAID INITIAL POINT; THENCE SOUTH 00°53'52" WEST, 99.83 FEET PARALLEL WITH AND 20.00 FEET WEST OF THE EAST LINE OF LOT 21; THENCE SOUTH 89°08'35" EAST, 10.00 FEET ALONG THE SOUTH LINE OF SAID LOT 21; THENCE SOUTH 00°53'52" WEST, 12.00 FEET PARALLEL WITH AND 10.00 FEET WEST OF THE EAST LINE OF LOT 4; THENCE NORTH 89°08'35" WEST, 90.03 FEET PARALLEL WITH AND 12.00 FEET SOUTH OF THE NORTH LINE OF LOTS 4 AND 5 TO A POINT ON THE WEST LINE OF LOT 5; THENCE NORTH 00°55'36" WEST, 111.85 FEET ALONG THE WEST LINE OF LOT 5 AND LOT 20 TO THE NORTHWEST CORNER OF LOT 20, ALSO BEING ON THE SOUTH RIGHT-OF-WAY OF WASCO AVENUE; THENCE SOUTH 89°07'59" EAST, 79.97 FEET BACK TO THE INITIAL POINT.

CONTAINING 9,067 SQUARE FEET

[Signature]  
 JAMES M. KLEIN PLS 59002  
 THIS 20 DAY OF July, 2011

**DECLARATION**

KNOW ALL MEN BY THESE PRESENT THAT GERRY BRIFFETT DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY HIM, AS NORTHVIEW CONDOMINIUMS. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERE TO ANNEXED AND HE DOES HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT. THIS PLAT IS SUBJECT TO THE PROVISIONS OF CHAPTER 100.005 TO 100.625 OF THE OREGON REVISED STATUTES AND HE DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP.

[Signature] 10-30-11-2011  
 GERRY BRIFFETT DATE

**ACKNOWLEDGEMENTS**

STATE OF OREGON  
 COUNTY OF HOOD RIVER

BE IT REMEMBERED THAT ON THIS 20 DAY OF July, 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF OREGON PERSONALLY APPEARED BEFORE GERRY BRIFFETT WHO BEING FIRST DULY SWORN, UNDER OATH, DID SAY THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

[Signature]  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 MY COMMISSION NO. 431696  
 MY COMMISSION EXPIRES Aug. 17, 2012

**APPROVALS**

WE THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "NORTHVIEW CONDOMINIUMS" IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON AND HEREBY APPROVE SAID PLAT.

[Signature] 7/21/11  
 CITY PUBLIC WORKS DIRECTOR DATE  
[Signature] 7/23/2011  
 CITY PLANNING DIRECTOR DATE  
[Signature] 7-21-11  
 HOOD RIVER COUNTY SURVEYOR DATE

I, HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE PLAT OF "NORTHVIEW CONDOMINIUMS."

[Signature] 7/28/11  
 HOOD RIVER COUNTY DIRECTOR OF BUDGET & FINANCE DATE

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF "NORTHVIEW CONDOMINIUMS" AND THAT THE NAME ADOPTED SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION OR CONDOMINIUM IN HOOD RIVER COUNTY AND HEREBY APPROVED SAID PLAT.

[Signature] 7-28-11  
 HOOD RIVER COUNTY DIRECTOR OF BUDGET & FINANCE DATE  
 Records & Assessment

**EASEMENT NOTES:**

RIGHT-OF-WAY EASEMENT FOR DITCH AND WATER RIGHTS, IF ANY, RECORDED DEC. 17, 1909, BOOK 3, PAGE 582. LOCATION NOT DISCLOSED (NOT SHOWN).

**REFERENCED DEEDS**

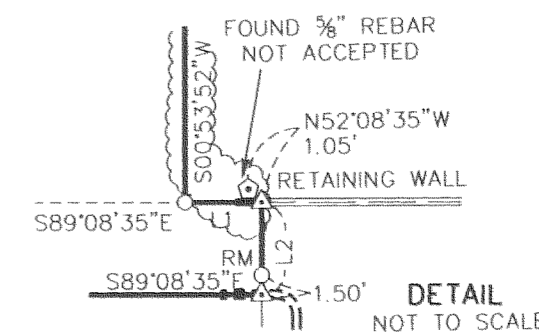
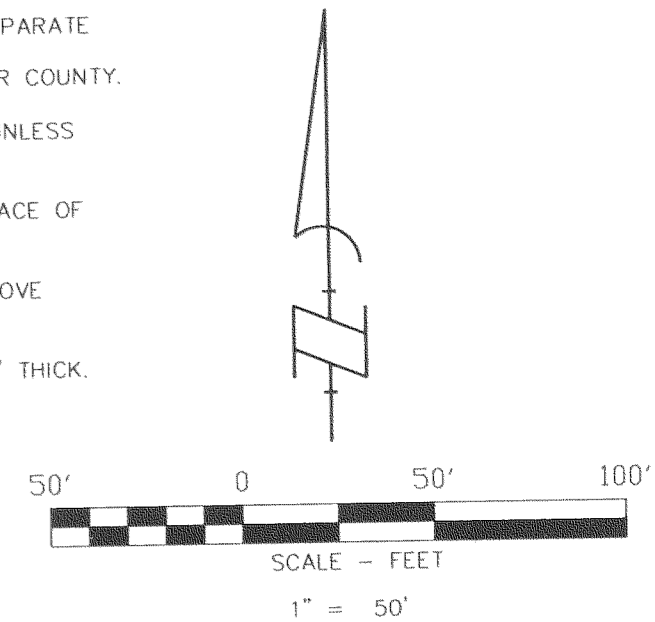
WARRANTY DEED, INSTRUMENT NO. 890646  
 EASEMENT, BOOK 3, PAGE 582

**REFERENCED SURVEYS**

TRANTOW SURVEYING INC., CS NO. 2001-048  
 TRANTOW SURVEYING INC., CS NO. 99105  
 TERRA SURVEYING, CS NO. 2002-047  
 TERRA SURVEYING, CS NO. 2001-016  
 TERRA SURVEYING, CS NO. 2000-090  
 WYEAST SURVEYS, CS NO. 97074  
 DLC SURVEYING, CS NO. 85001  
 BISHOP SURVEYING, CS NO. 79029

**NOTES:**

- 1) PROPERTY IS SUBJECT TO A DECLARATION OF NORTHVIEW CONDOMINIUMS, RECORDED IN A SEPARATE DOCUMENT, RECORDED IN INSTRUMENT NO. 2011-02209. DEED RECORDS OF HOOD RIVER COUNTY.
- 2) ALL WALLS AND CORNERS ARE 90 DEGREES, UNLESS NOTED OTHERWISE.
- 3) ALL INTERIOR WALLS ARE 0.33' THICK FROM FACE OF STUDWALL EXTERIOR.
- 4) ALL UNIT CEILING HEIGHTS ARE 7.50 FEET, ABOVE FINISHED FLOOR.
- 5) ALL INTERIOR WALLS DIVIDING UNITS ARE 0.50' THICK.
- 6) NET AREAS DO NOT INCLUDE STAIRWELLS.



**CERTIFICATION NOTE:**

I, JAMES M. KLEIN CERTIFY THAT THIS PLAT OF NORTHVIEW CONDOMINIUMS IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
 OREGON  
 JULY 12, 2005  
 JAMES M. KLEIN  
 59002  
 Expires 6-30-2013

**Klein & Associates, Inc.**  
 ENGINEERING • LAND SURVEYING • PLANNING

1411 13th Street, Hood River, Oregon 97031  
 Tel: (541)386-3322  
 EMAIL: info@kleinassocinc.com

SURVEY PERFORMED FOR:  
 GERRY BRIFFETT  
 DATE MONUMENTED  
 JAN. 5, 2011  
 PROJECT: 10-12-08  
 FILE: 101208.DWG  
 DRAFT: JMK

SHEET 1 OF 2  
 WILLAMETTE MERIDIAN  
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
26DA	3N.	10E.	

CS 2011 028-1

# NORTHVIEW CONDOMINIUMS

LOTS 20, 21 AND THE NORTH 12 FEET OF LOTS 4 AND 5, BLOCK 7, IDLEWLDE ADDITION TO HOOD RIVER AS AMENDED, IN THE CITY OF HOOD RIVER, OF HOOD RIVER COUNTY, IN THE STATE OF OREGON.  
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 LOCATED IN THE NE 1/4 OF THE SE 1/4, SECTION 26, T.3N., R.10E., W.M. COUNTY OF HOOD RIVER, STATE OF OREGON 3N 10E 26DA, TAX LOT 2302

Certified to be a true and correct copy of the ORIGINAL  
 Dept. of Records & Assessment  
 By L. Day Deputy

**HOOD RIVER COUNTY SURVEYOR'S OFFICE**

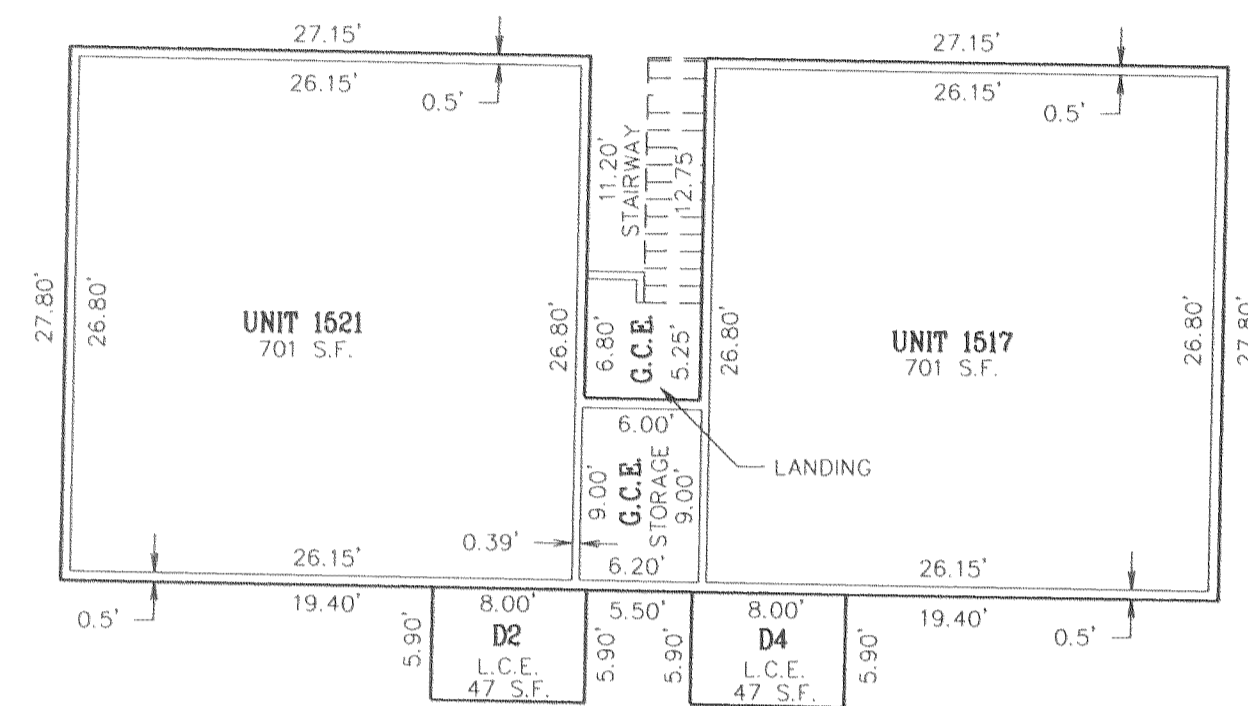
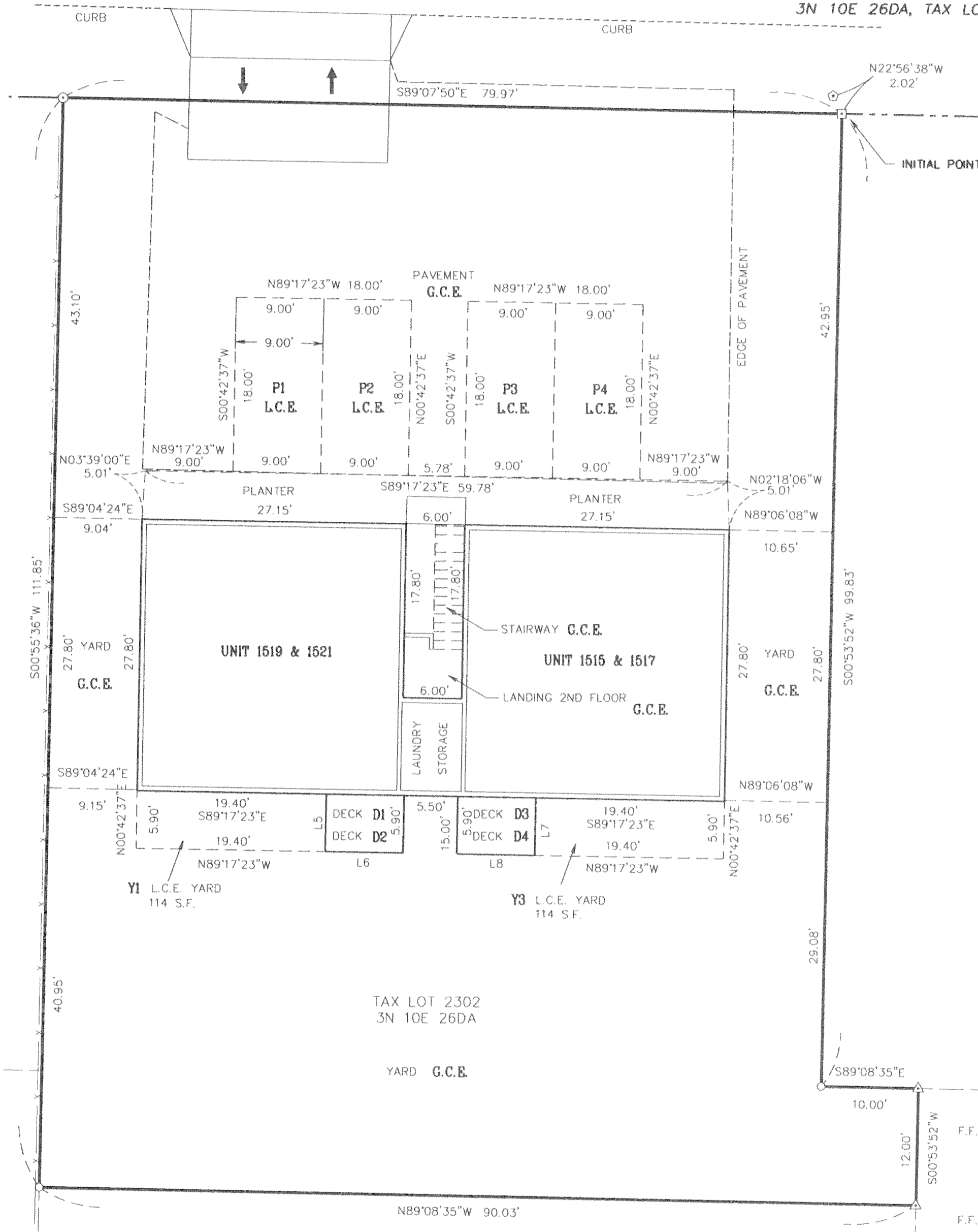
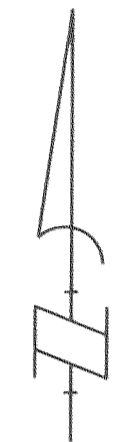
SURVEY NO. CS 2011 028

FILED 8-8-11

BY [Signature]

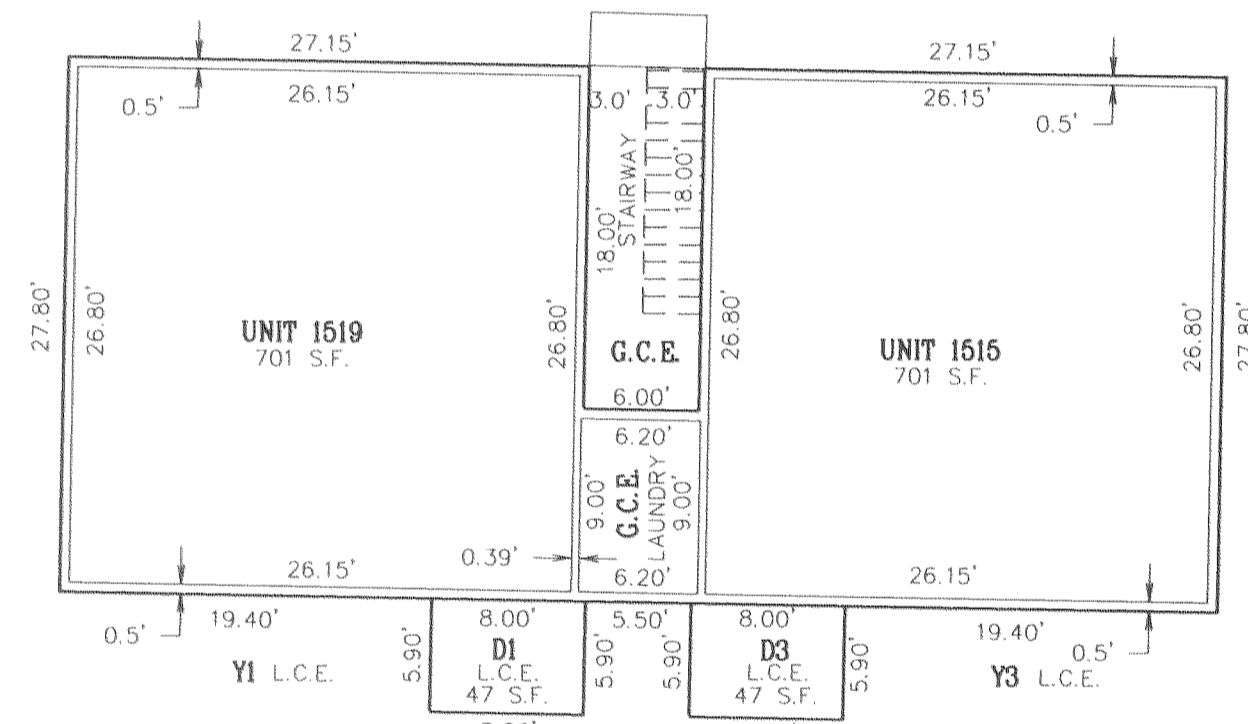
### CERTIFICATION NOTE:

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### SECOND FLOOR PLAN

AVERAGE FINISH FLOOR ELEV. = 209.35'  
 SCALE 1" = 10'



### FIRST FLOOR PLAN

AVERAGE FINISH FLOOR ELEV. = 200.30  
 SCALE 1" = 10'

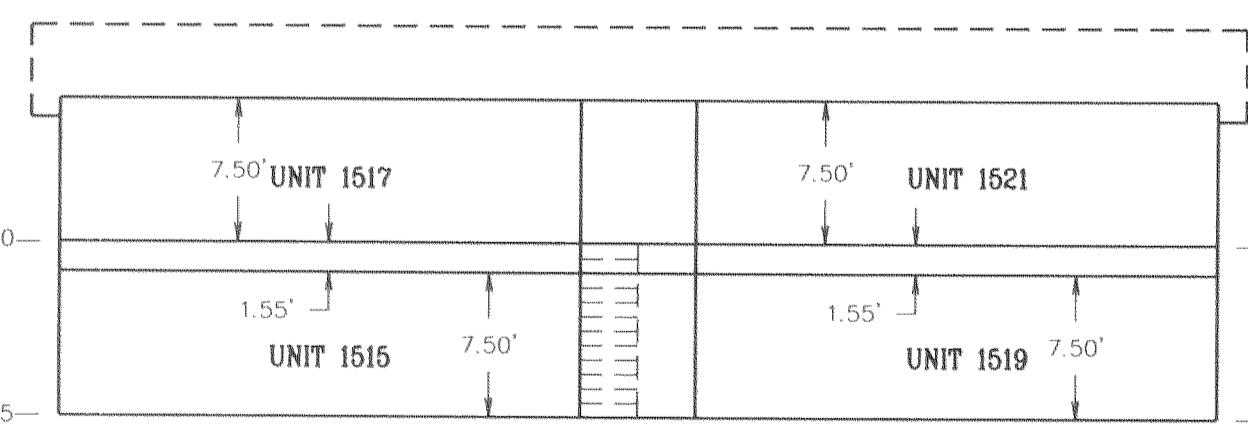
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°08'35"E	10.00
L2	S00°53'52"W	12.00
L5	N00°42'37"E	5.90
L6	S89°17'23"E	8.00
L7	N00°42'37"E	5.90
L8	S89°17'23"E	8.00

### LEGEND

- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- S.F. SQUARE FEET
- P PARKING SPACE (PER DESIGNATED UNIT)

### NOTES:

- 1) PROPERTY IS SUBJECT TO A DECLARATION OF NORTHVIEW CONDOMINIUMS, RECORDED IN A SEPARATE DOCUMENT, RECORDED IN INSTRUMENT NO. 2011\_02208, DEED RECORDS OF HOOD RIVER COUNTY
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### NORTH ELEVATION

SCALE 1" = 10'

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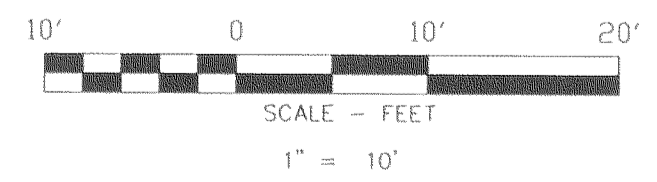
REGISTERED PROFESSIONAL LAND SURVEYOR  
James M. Klein  
 OREGON  
 JULY 12, 2005  
 JAMES M. KLEIN  
 59002  
 Expires 6-30-2013

SHEET 2 OF 2  
 WILLAMETTE MERIDIAN  
 HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
26DA	3N.	10E.	

SURVEY PERFORMED FOR:  
 GERRY BRIFFETT  
 DATE MONUMENTED  
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 PROJECT: 10-12-08  
 FILE: 101208.DWG  
 DRAFT: JMK

**OWNER**  
 GERRY BRIFFETT



KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

*CS 2011 028-2*